

City of Coralville

Board of Adjustment Meeting

October 21, 2019

Staff: Jim Kessler, Building and Zoning Official and Ashton Reisner, Administrative Assistant

1. Call meeting to order 6:00 p.m.
Nicola conducted the meeting.
2. Roll Call: Nesbett, Nicola, Knudson, Wells and Pearl
Absent: Nesbett, Knudson
3. **Approve August 19, 2019 Minutes.**

Pearl: **Motion to approve the Minutes.**

Nicola: **2nd Motion.**

Motion Carried: 3-0

4. Public Hearing request by Ryan Mills of Mills Custom Homes for a Conditional Use Permit to allow building a single family home in a R-2 zoning district as defined in section 165.23 (4A) of the City's Code of Ordinances. This property is located at 1417 Eastview Drive.

Public Hearing Open:

Enisa Zelenjakovic (1417 Eastview Drive) was there to petition for her house to be built despite the ordinance. She explained how there are lots of single family homes in the area and it was unfortunate they lost theirs in a fire but they have had many delays and want to move quickly to build their new home and see a positive of the situation before winter comes.

Mirsad Zelenjakovic (1417 Eastview Drive) explained how everything was already invested in the house and things were all set up to build a single family house (insurance, mortgage, etc.) and if they had to build a duplex they would have many more delays in their build. They love the neighborhood and there are lots of single family homes on the same street so they would like to keep it

Alissa Zelenjakovic (1417 Eastview Drive) explained how she loved the neighborhood and she has lived there for 5 years and did not want to move away.

Denise Hamlin (1411 Eastview Drive) was a neighbor there to petition for the Zelenjakovic family. She is a neighbor and said it would be a shame if they weren't able to move back where they originally wanted to be. She also called Jim earlier in the week to petition for the family.

Public Hearing Closed:

Kessler explained the zoning ordinance as described in the code of ordinances. He said though the zoning ordinance is strict, members of the community have the option to petition to the board of adjustment to get the conditional use permit granted. This area was zoned as an R-2 district. If the conditional use is granted, property owners will need to sign a covenant stating they cannot turn their single family home into a duplex.

a) Motion to consider approval of the Variance.

Pearl: **Motion to Approve.**

Wells: **2nd Motion.**

Roll Call Vote: Wells- Aye
Nicola- Aye
Pearl- Aye

Motion Carried: 3-0

5. Meeting adjourns @ 6:10 p.m.

Wells: **Motion to Adjourn.**

Pearl: **2nd Motion**

Motion Carried:

Respectfully submitted by,
Ashton Reisner